

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 7, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME      **105-DR-2004#2  
Scottsdale Air Center - Hangar 5**

LOCATION      14982 N. Airport Drive

REQUEST      Request approval of a site plan, landscape plan and elevations for a hangar and parking lot.

OWNER      Ross Scottsdale      ENGINEER      W. E. ONeil  
480-951-2525      480-921-8000

ARCHITECT/ DESIGNER      Dickinson Architects      APPLICANT/ COORDINATOR      Laura Hunter  
602-956-4523      Scottsdale Air Center  
480-951-2525

BACKGROUND      **Zoning.**  
This site is zoned I-1 (Industrial Park) District where hangar, terminal and related facilities are a permitted use.

**Context.**  
This site is located at the east end of the McClain Drive cul-de-sac, east of 75<sup>th</sup> St. The site is known as the Cholla Parcel, and is owned by the Scottsdale Airport. The site has been leased to an independent flight operator who is developing and managing the facility. Properties to the north south and west are zoned I-1 and include office, warehouse and hangar types of uses. The airport runway is located to the east.

APPLICANT'S PROPOSAL      **Applicant's Request.**  
Requesting approval of a site plan, landscape plan and elevations for the final phase, Hangar 5, of the AirCenter Scottsdale's overall site plan. The applicant is also requesting to eliminate the proposed offices located between Hangars 4 and 5, which were approved under 105-DR-2004, and replace with additional parking and landscaping.

## **Development Information:**

- Existing Use Phase I:      Office/Hangar (105-DR-04)
- Proposed Use Phase II:      Aircraft Hangar
- Parcel Size:
  - Phase II      6,109 square feet
  - Leased area      335,680 square feet
  - Site area      264.17 acres (includes runway)

Scottsdale Development Review Board Report  
Case No. 105-DR-2004#2

- Building Size Phase II: 22,925 square feet
- Building Size Phase I and II: 124,807 square feet
- Building Height Allowed Phase II: 36 feet
- Building Height Proposed Phase II: 36 feet
- Parking Required Phase I and II: 101 spaces
- Parking Provided Phase I and II: 126 spaces
- Open Space Required Phase I and II: 32,288 square feet
- Open Space Provided Phase I and II: 35,328 square feet
- FAR Phase I and II: .37

DISCUSSION

This project is the final phase of an overall site plan approved under 105-DR-2004. The 5<sup>th</sup> hanger was stipulated to return for DRB approval. The new hanger sides and facades have two-tone gray tilt-up concrete panel and E.I.F.S finished walls with horizontal and vertical reveals and match the approved hangers on site. The fold back metal hanger doors are 28 feet tall and will be painted to match the building. The colors as shown were approved under 105-DR-2004 and 219-SA-2005. This facility is located on a City owned parcel at the Scottsdale Airpark and the lease was adopted on June 22, 2004 by City Council.

OTHER BOARDS AND  
COMMISSIONS

On November 5, 2001, the City Council adopted the Scottsdale Air Center lease to construct and operate a fixed base operator (FBO) on 19.22 acres of airport property. An FBO is an operator that provides fuel, maintenance, and other services to site based and transient operators. This was also considered at the March 10, 2004 Airport Advisory Commission Meeting for discussion and action including providing details of the revised conceptual site plan. Subsequently, the Airport Advisory Commission recommended that City Council authorize lease amendment No. 2001-133A-COS at the joint meeting with the Council Subcommittee on Regional Aviation Issues on April 21, 2004 meeting. On June 22, 2004, the City Council adopted the lease amendment.

STAFF  
RECOMMENDATION


Staff recommends approval, subject to the attached stipulations.


**Scottsdale Development Review Board Report**  
**Case No. 105-DR-2004#2**

**STAFF CONTACT(S)**

Jeff Ruenger  
Planner  
Phone: 480-312-4208  
E-mail: Jruenger@scottsdaleAZ.gov

**APPROVED BY**

  
Jeff Ruenger  
Report Author

  
Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
  - 1. Applicant's Narrative
  - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Elevations
- 7. Approved Site Plan for Phase 1 case 105-DR-2004

# **Stipulations for Case: Scottsdale Air Center Hangar 5 Case 105-DR-2004#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Dickson Architects, Inc with a plan date of 08/04/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Dickenson Architects, Inc. with a plan received date of 08/04/06.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Gilmore Parsons with a staff receipt date of 8/4/06.
  - d. Stipulations from case 105-DR-2004 shall apply as applicable.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. All walls shall match the architectural color, materials and finish of the building(s).

#### **Ordinance**

- A. Building height shall comply with the data and calculations provided on the floor plan submitted by Dickenson Architects, Inc. with a staff received date of 08/04/06.

## **ATTACHMENT A**

**LANDSCAPE DESIGN:****DRB Stipulations**

9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
10. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

11. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.
12. Exterior lights must illuminate downward to prevent glare to pilots and/or air traffic controllers. Exterior lighting is required to face the taxi lane.
13. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet, the hanger/staging building mounted lighting shall be allowed to extend to a maximum of 32 feet in height.
14. With the exception of the hanger/staging area (apron) lighting that may be up to 400 watts, individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
16. All exterior light poles, pole fixtures, and yokes shall match the existing on site.
17. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from the property line.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.

**RELEVANT CASES:**

**Ordinance**

- B. At the time of review, the applicable zoning, DRB, case(s) for the subject site were: 109-ZN-1986, 105-DR-2005

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

21. A final drainage report shall be submitted that demonstrates consistency with the final drainage report for Air Center Scottsdale, prepared by J.M. Griffin Engineering, dated July 26, 2005 and the DRB drainage stipulations for case 105-DR-2004.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

#### **Streets and other related improvements:**

#### **DRB Stipulations**

- D. No right of way dedications or street improvements are required for this project.

### **INTERNAL CIRCULATION:**

#### **DRB Stipulations**

22. The developer shall provide a minimum parking-aisle width of 24 feet.
23. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

#### **Ordinance**

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
24. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
25. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

#### **Ordinance**

- F. Drainage Easement:

**G. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

- H. The refuse enclosures for this site shall be constructed to City of Scottsdale's standards per the requirements for DRB case 105-DR-2004. The original case required 4 refuse enclosures. No additional enclosures are required for this DRB case 105-DR-2004#2.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

26. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations****Ordinance**

- I. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

27. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
28. On-site sanitary sewer shall be privately owned and maintained.
29. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- J. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- K. Construct a monitoring manhole for this site and provide a minimum 10 ft x 10 ft sewer easement centered on the manhole. Do not locate the manhole in the middle of the driveway. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.



- L. Provide these interceptors if aircraft or vehicle maintenance will be performed at this site. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

### **CONSTRUCTION REQUIREMENTS**

#### **DRB Stipulations**

30. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
  - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

#### **Ordinance**

- M. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

## **FIRE ORDINANCE REQUIREMENTS**

**THIS DOCUMENT WAS NOT AVAILABLE AT THE  
TIME OF PACKET PRINTING.**



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 03/31/06

Coordinator: Al Ward

Project Name: Air Center Scottsdale, Hanger 5

Project No. 208 - PA - 2009

Case No. **105-DR-2004#2**

**05/31/2006**

Project Location: City Cholla Parcel 7976 E. McClain Rd. Airport

## Property Details:

☐ Single-Family Residentail ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: I-1 Proposed Zoning: n/a

Number of Buildings: 1/8 Parcel Size: 329,467 S.F. = 7.56 Acres

Gross Floor Area/Total Units: 22,925/124,807 S.F. Floor Area Ratio/Density: .3788

Parking Required: 101 Parking Provided: 127

Setbacks: N - 10.25' S - 24.83' E - 30' W - 50'

## Description of Request:

Air Center Scottsdale, McClain Rd. Facility. Proposing the Development Review of Hanger #5 and related site development, which is the last phase of a multiple-phase development of a new Hanger and Office Facility totaling approx. 124,807 S.F. on the approx. 7.56 acre City-owned parcel known as the "Cholla" parcel. This submittal is for Hanger #5, deletion of Offices 4-5 and a revised Parking area between Hangers #4 and #5. Deletion of Offices 4-5 and revision of parking area between Hangers #4 and #5 will be a modification of previously approved DRB submittal. The First increment consisting of Hangers 2, & 3 and related Office space is now under construction, to be followed shortly by Hanger #1 and related Office space. The next phase of construction will be Hanger #4, followed by Hanger 5 of this submittal.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



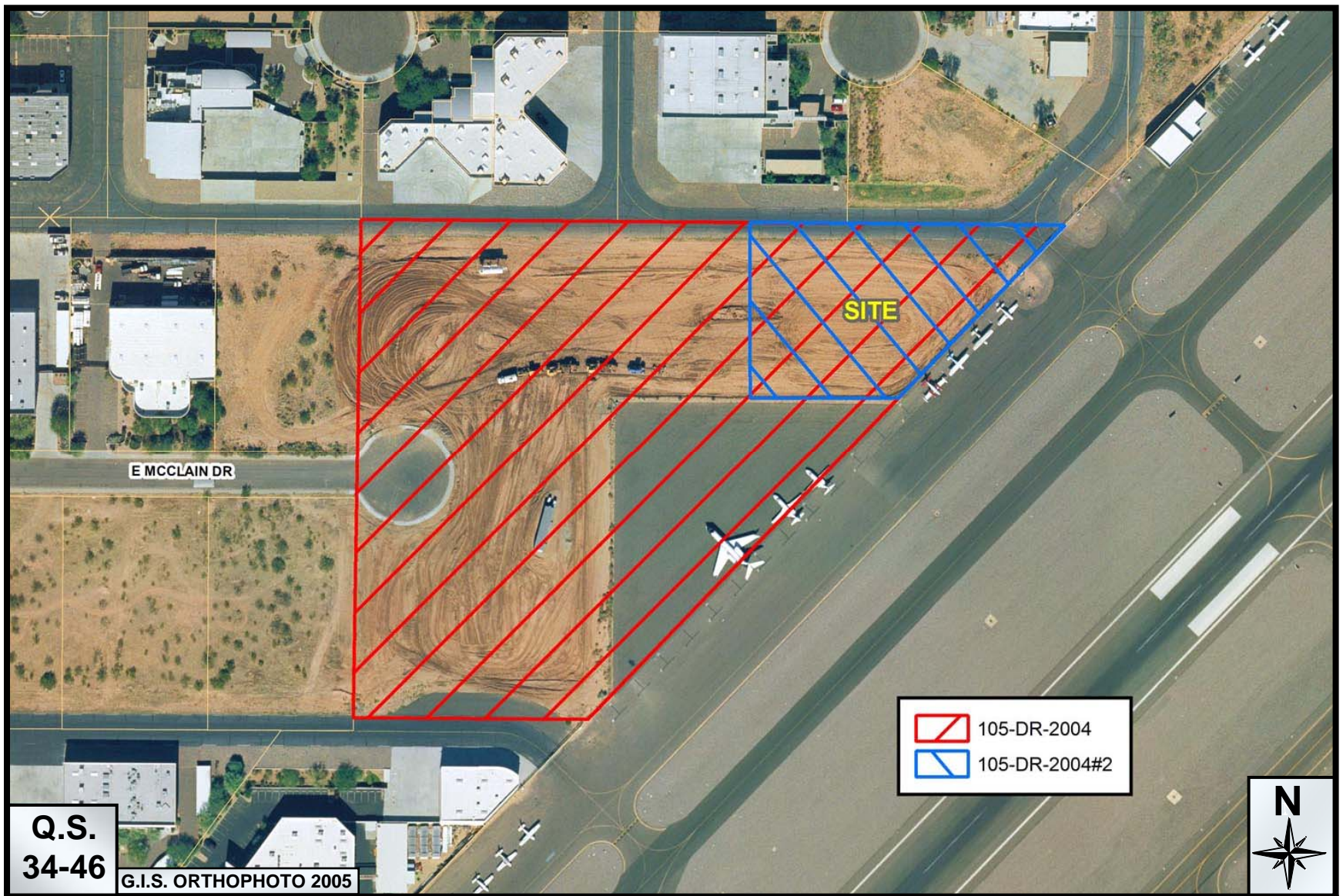


Scottsdale Air Center – Hanger 5

105-DR-2004#2

ATTACHMENT #2

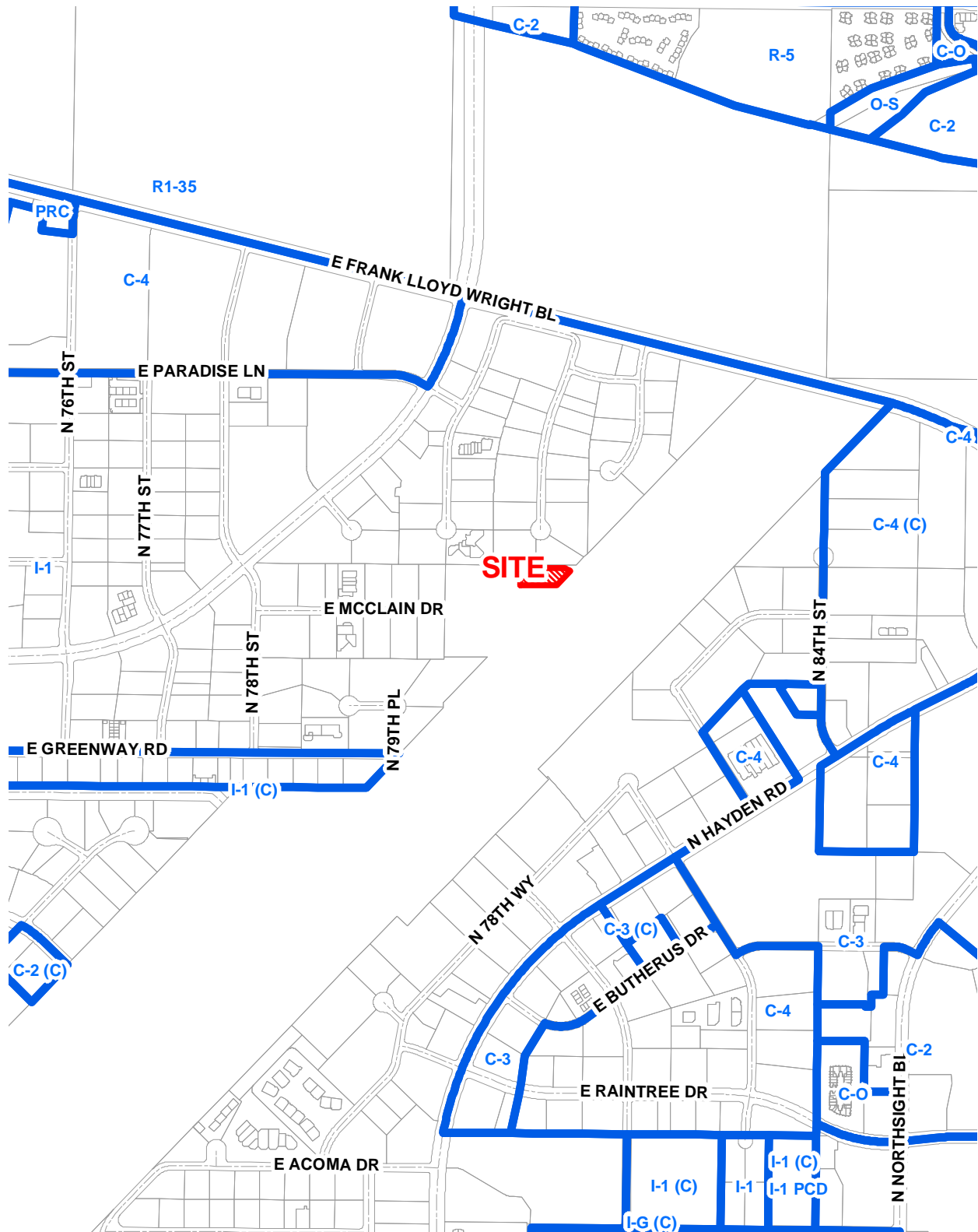




Scottsdale Air Center – Hanger 5

105-DR-2004#2

ATTACHMENT #2A

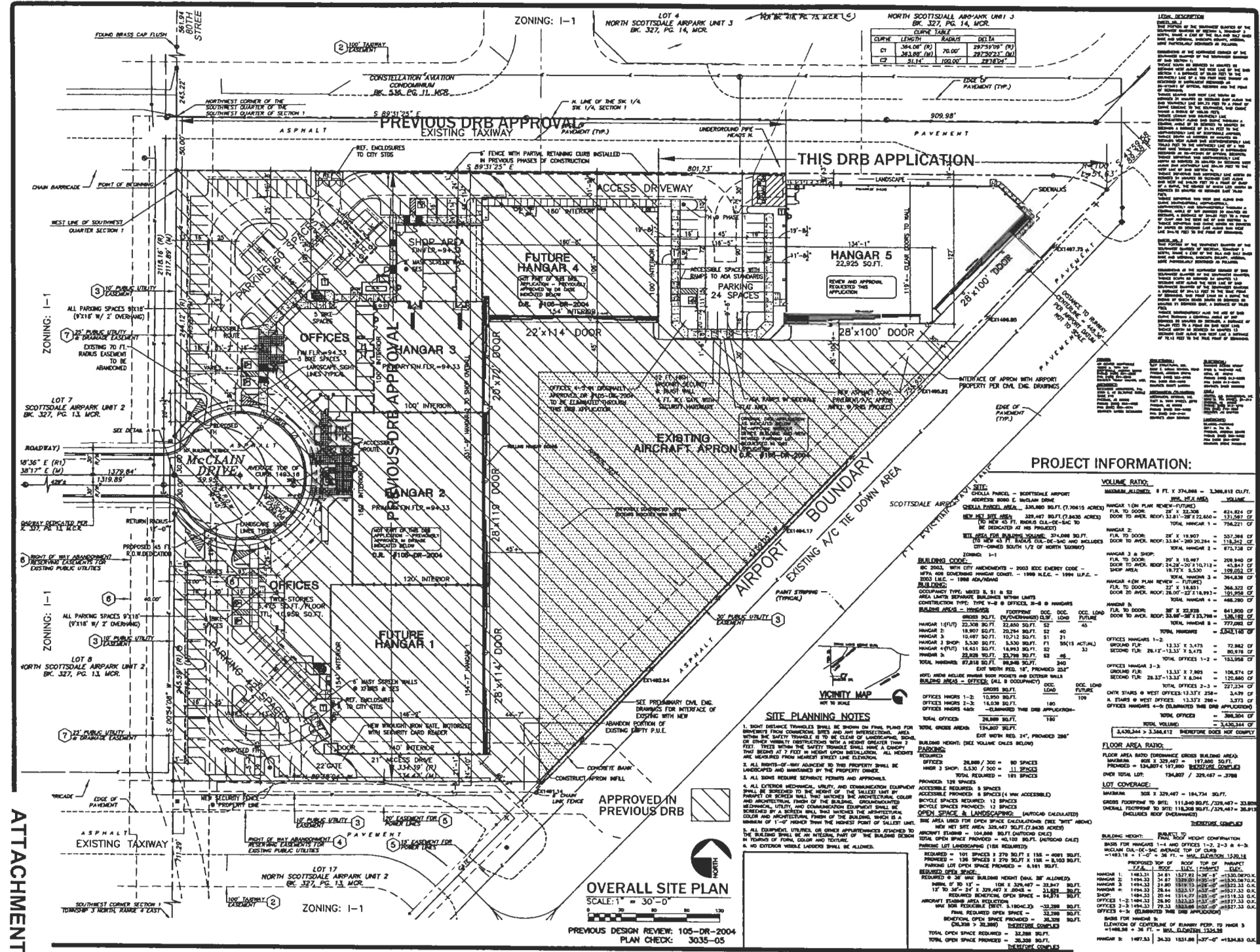


105-DR-2004#2

ATTACHMENT #3







**DICKINSON ARCHITECTS INC.**

**Aircenter**

Scottsdale

Aircenter Scottsdale  
McClain Street Facility  
NEW HANGAR AND OFFICE FACILITY  
by W.E. O'Neil Construction

REVISIONS

CONTENTS

SITE PLAN

OVERALL

PROJECT DATA

FILE: 050300PSP

DRAWN: JLD/SMD

ISSUED: 8/16/06

JOB: 05-05-06

SHEET

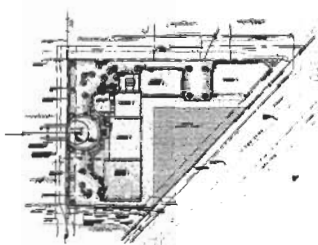
DRSP

OF

105-DR-2004#2  
REV: 8/4/2006

[illegible]

1. A REVIEW OF SOILS OF THE PROPOSED TRAILS SHALL BE MADE BY THE COUNTY ENGINEER TO THE CITY OF BOZEMAN, INCLUDING DRAINAGE AREAS, SECTION 13.03(1), AS DEFINED IN THE CITY OF BOZEMAN'S ZONING ORDINANCE. WHERE APPROPRIATE, THE CITY ENGINEER SHALL BE ADVISED OF ANY TRAIL OR TRAILS THAT ARE LOCATED WITHIN THE CITY OF BOZEMAN'S ZONING ORDINANCE. THE CITY ENGINEER SHALL BE ADVISED OF ANY TRAIL OR TRAILS THAT ARE LOCATED WITHIN THE CITY OF BOZEMAN'S ZONING ORDINANCE. THE CITY ENGINEER SHALL BE ADVISED OF ANY TRAIL OR TRAILS THAT ARE LOCATED WITHIN THE CITY OF BOZEMAN'S ZONING ORDINANCE.



## SITE MAP

SYMBOL	BOTANICAL COMMON NAME	SIZE / CALIBER	QTY.	REMARKS
	THRESH			
	PARANODUS VERNOSUS "VERDUS" MEXICO "VERDUS" MEXICO	50 - 50 / 4	5	STATUS IS REQUIRED
	PARANODUS VERNOSUS			
1	PARANODUS VERNOSUS	50 - 50 / 4	1	1 - 50% CATCH
2	LEGUMINOSUS "VERDUS" MEXICO "VERDUS" MEXICO	50 - 50 / 4	12	1 - 50% CATCH
3	LEGUMINOSUS "VERDUS" MEXICO "VERDUS" MEXICO	50 - 50 / 4	19	1 - 50% CATCH
	AGOSTINUS			
4	AGOSTINUS	50 - 50 / 4	17	1 - 50% CATCH
5	AGOSTINUS	50 - 50 / 4	12	1 - 50% CATCH
6	AGOSTINUS	50 - 50 / 4	12	1 - 50% CATCH
7	AGOSTINUS	50 - 50 / 4	12	1 - 50% CATCH
8	AGOSTINUS	50 - 50 / 4	12	1 - 50% CATCH
9	AGOSTINUS	50 - 50 / 4	12	1 - 50% CATCH
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59	AGOSTINUS	50 - 50 / 4	12	1 - 50% CATCH
60	AGOSTINUS	50 - 50 / 4	12	1 - 50% CATCH
61	AGOSTINUS	50 - 50 / 4	12	

NOTE: TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE.

NOTE: LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

NOTE: MINIMUM OF 50% OF THE TREES TO BE "MATURE" UPON INSTALLATION.



CASE NUMBER \_\_\_\_\_ APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CONTRACTOR AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLAN  
AND ANY AND ALL DEVIATIONS WILL BE APPROVED BY THE CITY OF SCOTTSDALE  
INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTOR SERVICES  
BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED

**DICKINSON**  
**ARCHITECTS, INC.**  
3025 E. ARIZONA BLVD. SUITE 314  
PHOENIX, ARIZONA 85016 (602) 956-4523  
ARCHITECTURE • MASTER PLANNING  
INTERIORS • CONSTRUCTION ADMINISTRATION • DRAINAGE

**AirCenter**  
Scottsdale

**AlCenter Scottsdale**  
**McClain Street Facility**  
MEN - UNIFORM AND OFFICE FACILITY  
(SCOTTSDALE, ARIZONA)  
by W.E. O'Neil Construction

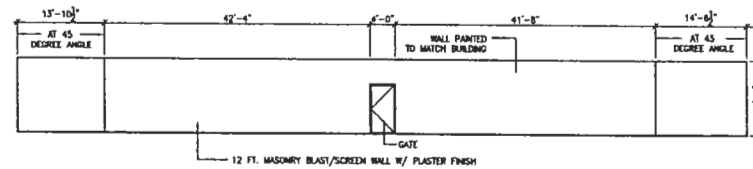


## CONTENTS

LANDSCAPE  
PLAN

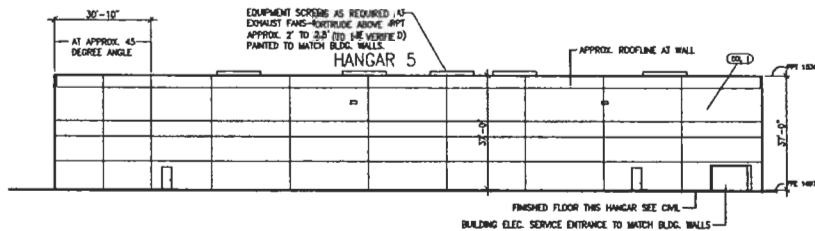
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ISSUED BY JLB  
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L101





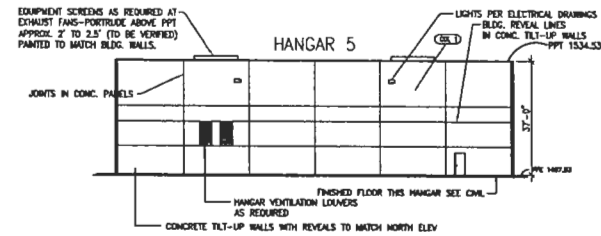
SCREEN/BLAST WALL SOUTH ELEV

SCALE: 1"=8'-0"



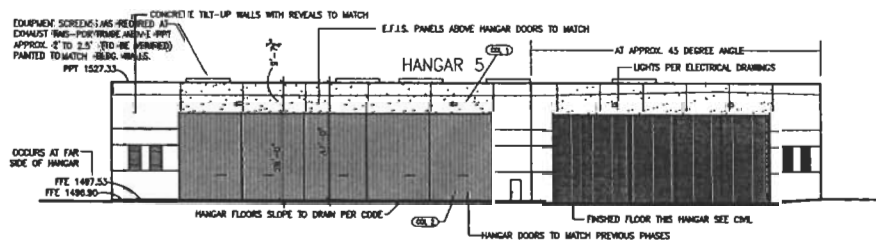
NORTH ELEVATION

SCALE: 1"=16'-0"



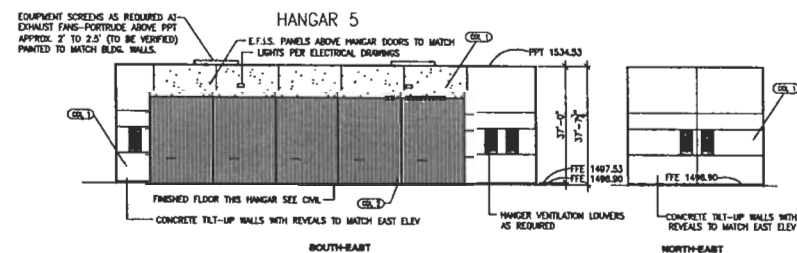
WEST ELEVATION

SCALE: 1"=16'-0"



SOUTH ELEVATION

SCALE: 1"=16'-0"



EAST ELEVATIONS

SCALE: 1"=16'-0"

## MATERIAL COLORS:

COL. 1 PAINT COLOR 1: DUNN EDWARDS "DOUBLE TROUBLE" DE 1096

COL. 2 PAINT COLOR 1: DUNN EDWARDS "COVERED IN PLATINUM" DE 6337

ALUMINUM DOORS AND FRAMES: CLEAR (NATURAL) ANODIZED ALUMINUM

